

3 SCHEDULE "B" ITEMS

NOTES CORRESPONDING TO SCHEDULE "B" SECTION TWO EXCEPTIONS:

- 1-1 Reservations contained in Patent from the State of New Mexico, recorded in **Book 77, Page 276**, Records of Bernalillo County, New Mexico. (AFFECTS, NO PLOTTABLE ITEMS)
- 1-1 Restrictive covenants recorded in **Book D652, Page 534** and Amendment recorded in **Book D735, Page 87**, records of Bernalillo County, New Mexico. NOTE: This exception omits any covenant, condition or restriction based on race, color, religion, sex, handicap, familial status or national origin as provided in 42 U.S.C. Sec. 3604, unless and only to the extent that the covenant (a) is not in violation of state or federal law, (b) is exempt under 42 U.S.C. Sec. 3607, or (c) relates to a handicap, but does not discriminate against handicapped people. (AFFECTS, NO PLOTTABLE ITEMS)
- 1-1 Easements and notes as shown, noted and provided for on the plat recorded in **Plat Book C34, Page 88**, records of Bernalillo County, New Mexico. (AFFECTS, PLOTTED HEREON)
- 1-1 Access Easement Agreement, recorded February 6, 1985, in **Book Misc. 198A, Page 984, as Document No. 85-9723**, records of Bernalillo County, New Mexico. (AFFECTS, ACCESS POINTS SHOWN HEREON)
- 1-1 Easement granted to Public Service Company of New Mexico and Mountain States Telephone and Telegraph Company by document recorded September 23, 1968, in **Book Misc. 397A, Page 928, as Document No. 1968091184**. Real Property Records of Bernalillo County, New Mexico. (AFFECTS, PLOTTED HEREON)
- 1-1 Pipeline Conveyance recorded January 14, 2014, as **Doc. No. 2014003315**, records of Bernalillo County, New Mexico. (UNABLE TO DETERMINE AFFECT, LEGAL DESCRIPTIONS VAGUE)
- 1-1 Plat for Brentwood Hills recorded January 23, 1962, in **Plat Book D3, Page 20**, records of Bernalillo County, New Mexico. (AFFECTS, EASEMENTS PLOTTED HEREON)
- 1-1 Declaration of Restrictive Covenants recorded October 5, 1953, in **Book D 256, Page 619**, records of Bernalillo County, New Mexico. (AFFECTS, NO PLOTTABLE ITEMS)
- 1-1 Protective Covenants recorded July 30, 1962, in **Book D 652, Page 534**, records of Bernalillo County, New Mexico. (AFFECTS, NO PLOTTABLE ITEMS)
- 1-1 Amendment of Protective Covenants recorded March 10, 1964, in **Book D 735, Page 87**, records of Bernalillo County, New Mexico. (AFFECTS, NO PLOTTABLE ITEMS)

1 TITLE DESCRIPTION

TRACT LETTERED B-1A IN BOOK NUMBERED ONE HUNDRED ONE (101) OF BRENTWOOD HILLS SUBDIVISION, BERNALILLO COUNTY, NEW MEXICO, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON AUGUST 12, 1987 IN VOLUME C34, FOLIO 88.

THIS SURVEY AND LEGAL DESCRIPTION ARE THE SAME AS THAT SHOWN ON A TITLE REPORT PREPARED BY STEWART TITLE GUARANTY COMPANY. COMMITMENT NUMBER: 699792, COMMITMENT DATE: MARCH 27, 2020 AT 8:00 A.M.

ALL OF LOTS 1-P TO 6-P, INCLUSIVE, PLUS THE NORTHERLY 9.66 FEET OF LOT 7-P, AND ALL OF LOTS 1-C TO 6-C, INCLUSIVE, PLUS THE NORTHERLY 9.66 FEET OF LOT 7-C, ALL IN BLOCK NUMBERED ONE HUNDRED ONE (101), OF THE REPLAT OF BLOCKS 101 THROUGH 105, BLOCK 110, BLOCK 111, AND PORTIONS OF BLOCKS 106 AND 107 OF BRENTWOOD HILLS SUBDIVISION, IN THE CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, AS THE SAME ARE SHOWN AND DESIGNATED ON THE REPLAT THEREOF, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON JANUARY 23, 1962, IN PLAT BOOK D3, PAGE 20.

THIS SURVEY AND LEGAL DESCRIPTION ARE THE SAME AS THAT SHOWN ON A TITLE SEARCH REPORT PREPARED BY STEWART TITLE OF ALBUQUERQUE, LLC, ORDER NUMBER: 740497 TD, DATE: MAY 4, 2020.

2 TITLE INFORMATION

THE TITLE DESCRIPTION AND THE SCHEDULE B ITEMS HEREON ARE FROM A TITLE REPORT PREPARED BY STEWART TITLE GUARANTY COMPANY. COMMITMENT NUMBER: 699792, COMMITMENT DATE: MARCH 27, 2020 AT 8:00 A.M., AND A TITLE SEARCH REPORT PREPARED BY STEWART TITLE OF ALBUQUERQUE, LLC, ORDER NUMBER: 740497 TD, DATE: MAY 4, 2020.

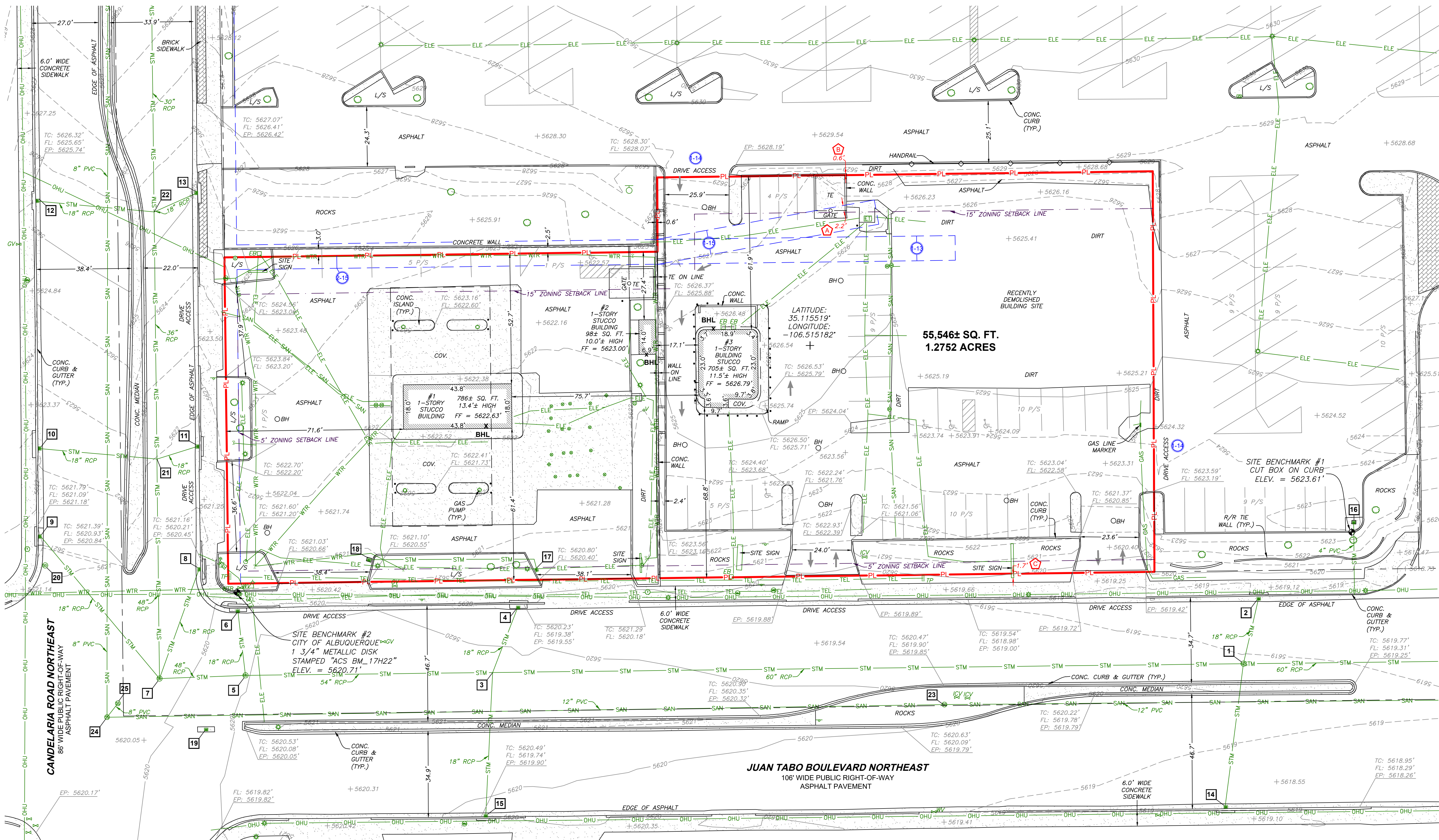
COMBINED PARCEL DESCRIPTION

A PARCEL OF LAND SITUATE IN THE NORTHWEST QUARTER OF SECTION 10, TOWNSHIP 10 NORTH, RANGE 4 EAST OF THE NEW MEXICO PRINCIPLE MERIDIAN, BERNALILLO COUNTY, NEW MEXICO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

ALL OF TRACT B-1A AS SAID TRACT IS SHOWN ON THAT CERTAIN PLAT TITLED "PLAT OF TRACT B-1A, BLOCK 101, BRENTWOOD HILLS, BERNALILLO COUNTY, NEW MEXICO, JUNE 1987" FILED FOR RECORD IN VOLUME C34, FOLIO 88 OF THE OFFICIAL RECORDS OF BERNALILLO COUNTY, NEW MEXICO.

TOGETHER WITH

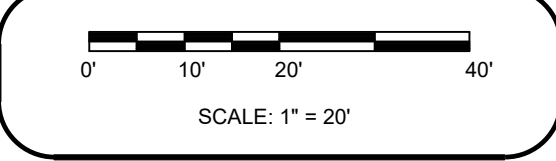
ALL OF LOTS 1-P, 2-P, 3-P, 4-P, 5-P, 6-P, 7-P, 8-P, 9-P, 10-P, 11-P, 12-P, 13-P, 14-P, 15-P, 16-P, 17-P, 18-P, 19-P, 20-P, 21-P, 22-P, 23-P, 24-P, 25-P, 26-P, 27-P, 28-P, 29-P, 30-P, 31-P, 32-P, 33-P, 34-P, 35-P, 36-P, 37-P, 38-P, 39-P, 40-P, 41-P, 42-P, 43-P, 44-P, 45-P, 46-P, 47-P, 48-P, 49-P, 50-P, 51-P, 52-P, 53-P, 54-P, 55-P, 56-P, 57-P, 58-P, 59-P, 60-P, 61-P, 62-P, 63-P, 64-P, 65-P, 66-P, 67-P, 68-P, 69-P, 70-P, 71-P, 72-P, 73-P, 74-P, 75-P, 76-P, 77-P, 78-P, 79-P, 80-P, 81-P, 82-P, 83-P, 84-P, 85-P, 86-P, 87-P, 88-P, 89-P, 90-P, 91-P, 92-P, 93-P, 94-P, 95-P, 96-P, 97-P, 98-P, 99-P, 100-P, 101-P, 102-P, 103-P, 104-P, 105-P, 106-P, 107-P, 108-P, 109-P, 110-P, 111-P, 112-P, 113-P, 114-P, 115-P, 116-P, 117-P, 118-P, 119-P, 120-P, 121-P, 122-P, 123-P, 124-P, 125-P, 126-P, 127-P, 128-P, 129-P, 130-P, 131-P, 132-P, 133-P, 134-P, 135-P, 136-P, 137-P, 138-P, 139-P, 140-P, 141-P, 142-P, 143-P, 144-P, 145-P, 146-P, 147-P, 148-P, 149-P, 150-P, 151-P, 152-P, 153-P, 154-P, 155-P, 156-P, 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- ⊕ = SITE BENCHMARK
- ⊕ = LAT/LONG LOCATION
- ⊕ = CURB INLET
- ⊕ = WATER METER
- ⊕ = WATER VALVE
- ⊕ = IRRIGATION CONTROL VALVE
- ⊕ = GAS VALVE
- ⊕ = FIRE HYDRANT
- ⊕ = WATER SPICKET
- ⊕ = LIGHT POLE
- ⊕ = SIGN
- ⊕ = UTILITY POLE
- ⊕ = TELEPHONE PEDESTAL
- ⊕ = TELEPHONE MANHOLE
- ⊕ = ELECTRIC BOX
- ⊕ = ELECTRIC MANHOLE
- ⊕ = FILL CAP
- ⊕ = HANDICAPPED PARKING
- ⊕ = STORM MANHOLE
- ⊕ = SANITARY SEWER MANHOLE
- ⊕ = ELECTRIC TRANSFORMER
- ⊕ = ELECTRIC OUTLET
- ⊕ = MONITORING WELL
- ⊕ = AIR/WATER STATION
- ⊕ = DRIVE-UP SPEAKER
- ⊕ = SIGN (AS NOTED)
- ⊕ = BOREHOLE
- ⊕ = VENT
- ⊕ = SIGNAL LIGHT
- ⊕ = SIGNAL BOX
- ⊕ = CLEAN OUT
- ⊕ = TREE
- ⊕ = GAS PUMP
- ⊕ = MAILBOX
- ▭ = CONCRETE
- ▭ = BRICK
- ▭ = NO PARKING AREA
- ⊕ = MANHOLE/STORM GRATE, PER TABLE ON SHEET 3
- ⊕ = SCHEDULE B ITEM NO., COMMITMENT NO. 699792
- ⊕ = SCHEDULE B ITEM NO., ORDER NO. 740497
- ⊕ = POSSIBLE ENCROACHMENT LOCATION
- ⊕ = CALCULATED CALL
- ⊕ = RECORD CALL
- ⊕ = MEASURED CALL
- ⊕ = TYPICAL
- ⊕ = FINISHED FLOOR ELEVATION
- ⊕ = LANDSCAPED AREA
- ⊕ = PARKING SPACES
- ⊕ = TRASH ENCLOSURE
- ⊕ = COVERED AREA
- ⊕ = TOP OF CURB
- ⊕ = FLOW LINE
- ⊕ = EDGE OF PAVEMENT
- = ORIGINAL LOT LINE
- = ADJOINING PROPERTY PROPERTY LINE
- = CENTERLINE
- = EASEMENT LINE
- = CHAIN LINK FENCE
- = ZONING SETBACK LINE
- = OVERHEAD UTILITY LINE
- = UNDERGROUND SANITARY
- = UNDERGROUND STORM
- = UNDERGROUND GAS
- = UNDERGROUND WATER
- = UNDERGROUND TELEPHONE
- = UNDERGROUND ELECTRIC



17 NORTH ARROW / SCALE



18 ALTA/NSPS Land Title Survey

This survey was made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys. Effective February 23, 2016

This Work Coordinated By:

CDS
COMMERCIAL
DUE DILIGENCE SERVICES
3550 W. Robinson Street, Third Floor
Norman, Oklahoma 73072
Main Office Phone No.: 405-253-2444

Toll Free: 888.457.7878

Prepared For:

SPEEDWAY LLC
STORE #9244

20 PROJECT ADDRESS

2912, 2914, and 2932 Juan Tabo Boulevard NE
Bernalillo County
Albuquerque, New Mexico 87112

Project Name:

EPS-Speedway 9244 Albuquerque, NM

CDS Project Number:

20-03-0662

MANHOLE INVERT TABLE

NUMBER	TYPE	ELEVATION	DESCRIPTION	COMMENT
1	STORM MANHOLE	5619.22' 5605.50' 5605.50'	RIM IN OUT	FIELD MEAS. PER PLAN PER PLAN
2	STORM INLET	5618.19' 5614.39'	RIM OUT	FIELD MEAS. FIELD MEAS.

3	POSSIBLE STORM MANHOLE	UNK. 5610.10' 5609.40'	RIM IN OUT	NO INFO AVAIL. PER PLAN
4	STORM INLET	5619.49' 5616.59'	RIM OUT	FIELD MEAS. FIELD MEAS.
5	STORM MANHOLE	5620.15' 5611.32' 5610.60'	RIM IN OUT	FIELD MEAS. PER PLAN
6	STORM INLET	5619.68' 5616.68'	RIM OUT	FIELD MEAS. FIELD MEAS.
7	STORM MANHOLE	5620.27' 5612.47' 5611.70'	RIM IN OUT	FIELD MEAS. PER PLAN

8	STORM INLET	5620.19' 5617.19'	RIM OUT	FIELD MEAS. FIELD MEAS.
9	STORM INLET	5620.97' UNK.	RIM OUT	FIELD MEAS. DEBRIS FILLED
10	STORM INLET	5622.06' 5619.06'	RIM OUT	FIELD MEAS. FIELD MEAS.
11	STORM INLET	5621.32' 5618.52'	RIM OUT	FIELD MEAS. FIELD MEAS.
12	STORM INLET	5625.30' 5621.40'	RIM OUT	FIELD MEAS. FIELD MEAS.
13	STORM INLET	5624.75' 5621.55'	RIM OUT	FIELD MEAS. FIELD MEAS.

14	STORM INLET	5618.33' 5615.33'	RIM OUT	FIELD MEAS. FIELD MEAS.
15	STORM INLET	5619.72' 5616.22'	RIM OUT	FIELD MEAS. FIELD MEAS.
16	STORM MANHOLE	5622.61' 5621.31'	RIM OUT	FIELD MEAS. FIELD MEAS.
17	STORM MANHOLE	5619.97' UNK.	RIM OUT	FIELD MEAS. DEBRIS FILLED
18	STORM MANHOLE	5620.78' 5619.48'	RIM OUT	FIELD MEAS. FIELD MEAS.
19	STORM MANHOLE	5619.19' 5619.48'	RIM OUT	FIELD MEAS. FIELD MEAS.

20	STORM MANHOLE	5621.12' UNK.	RIM OUT	FIELD MEAS. UNABLE TO OPEN
21	POSSIBLE STORM MANHOLE	UNK. 5614.30' 5613.20'	RIM IN OUT	NO INFO AVAIL. PER PLAN
22	POSSIBLE STORM MANHOLE	UNK. 5618.10' 5617.45'	RIM IN OUT	NO INFO AVAIL. PER PLAN
23	SEWER MANHOLE	5620.70' 5610.00' 5609.90'	RIM IN OUT	FIELD MEAS. FIELD MEAS.
24	SEWER MANHOLE	5620.07' UNK.	RIM IN OUT	FIELD MEAS. NO INFO AVAIL.
25	SEWER MANHOLE	5619.29' 5611.39' 5611.29'	RIM IN OUT	FIELD MEAS. FIELD MEAS.

The surveying company, Commercial Due Diligence Services certifies to the accuracy and sufficiency of the survey provided hereon.

CDS
COMMERCIAL
DUE DILIGENCE SERVICES
3550 W. Robinson Street, Third Floor
Norman, Oklahoma 73072
Main Office Phone No.: 405-253-2444

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BOUNDARY DETAIL

RECORD REFERENCES

R1 = PLAT OF TRACT B-1-A, BLOCK 101
BRENTWOOD HILLS SUBDIVISION, VOLUME C34, FOLIO 88
R2 = PLAT OF TRACTS A-1, A-2, A-3, BLOCK 101
BRENTWOOD HILLS SUBDIVISION, VOLUME 2012C, FOLIO 74
R3 = REPLAT OF BLOCKS 101-105, 110, 111, PORTIONS OF 106-107
BRENTWOOD HILLS SUBDIVISION, PLAT BOOK D3, PAGE 20
OFFICIAL PUBLIC RECORDS OF BERNALILLO COUNTY, NEW MEXICO

9 LEGEND

- ⊕ = SITE BENCHMARK
- ⊕ = LAT/LONG LOCATION
- ⊕ = CURB INLET
- ⊕ = WATER METER
- ⊕ = WATER VALVE
- ⊕ = IRRIGATION CONTROL VALVE
- ⊕ = GAS VALVE
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- ⊕ = BRICK
- ⊕ = NO PARKING AREA
- ⊕ = MANHOLE/STORM GRATE, PER TABLE ON SHEET 3
- ⊕ = SCHEDULE B ITEM NO., COMMITMENT NO. 699792
- ⊕ = SCHEDULE B ITEM NO., ORDER NO. 740497
- ⊕ = POSSIBLE ENCROACHMENT
- ⊕ = MONUMENT FOUND (AS NOTED)
- ⊕ = CALCULATED CORNER (SEE SURVEYOR'S NOTE ITEM 6)
- ⊕ = BUILDING HEIGHT LOCATION
- ⊕ = CALCULATED CALL
- ⊕ = RECORD CALL
- ⊕ = MEASURED CALL
- ⊕ = TYPICAL
- ⊕ = FINISHED FLOOR ELEVATION
- ⊕ = LANDSCAPED AREA
- ⊕ = PARKING SPACES
- ⊕ = TRASH ENCLOSURE
- ⊕ = COVERED AREA
- ⊕ = TOP OF CURB
- ⊕ = FLOWLINE
- ⊕ = EDGE OF PAVEMENT

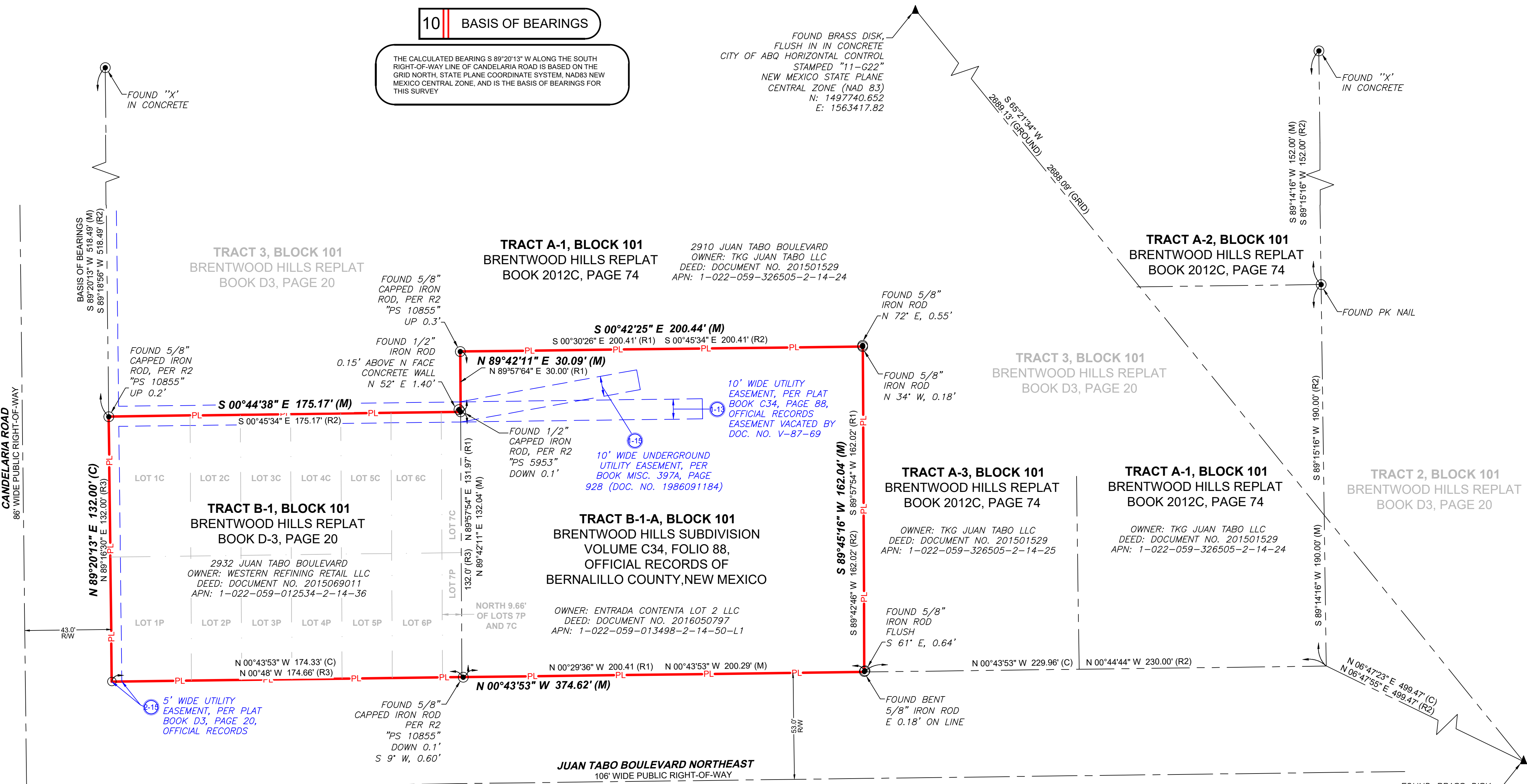
7 POSSIBLE ENCROACHMENTS

- ⊕ - TRASH ENCLOSURE UP TO 2.2± INSIDE UTILITY EASEMENT
- ⊕ - TRASH ENCLOSURE UP TO 0.6± OVER EAST PROPERTY LINE
- ⊕ - SITE SIGN UP TO 1.7± OVER WEST PROPERTY LINE

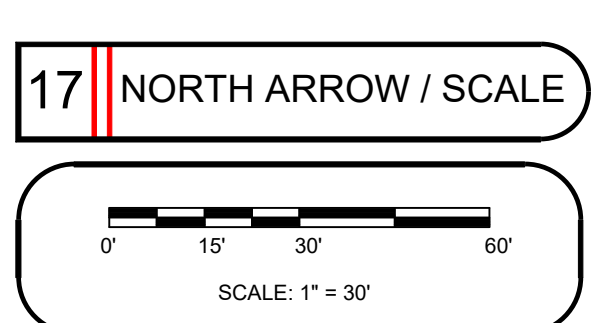
10 BASIS OF BEARINGS

THE CALCULATED BEARING S 89°20'13" W ALONG THE SOUTH RIGHT-OF-WAY LINE OF CANDELARIA ROAD IS BASED ON THE GRID NORTH, STATE PLANE COORDINATE SYSTEM, NAD83 NEW MEXICO CENTRAL ZONE, AND IS THE BASIS OF BEARINGS FOR THIS SURVEY

FOUND BRASS DISK, FLUSH IN IN CONCRETE CITY OF ABQ HORIZONTAL CONTROL STAMPED "11-022" NEW MEXICO STATE PLANE CENTRAL ZONE (NAD 83) N: 1497740.652 E: 1563417.82



17 NORTH ARROW / SCALE



12 PARKING INFORMATION

- 40 STANDARD PARKING SPACES
- 5 HANDICAP PARKING SPACES
- 45 TOTAL PARKING SPACES

13 LAND AREA

55,546± SQ. FT.
1.2752 ACRES

14 BUILDING AREA

BUILDING 1: 786± SQ. FT.
BUILDING 2: 98± SQ. FT.
BUILDING 3: 705± SQ. FT.
(SEE SURVEYOR'S NOTE 9)

15 BUILDING HEIGHT

BUILDING 1: 13.4±
BUILDING 2: 10.0±
BUILDING 3: 11.5±
(SEE SURVEYOR'S NOTE 8)

18 ALTA/NSPS Land Title Survey

This survey was made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys. (Effective February 23, 2016)

This Work Coordinated By:
CDS
COMMERCIAL
DUE DILIGENCE SERVICES
3550 W. Robinson Street, Third Floor
Norman, Oklahoma 73072
Main Office Phone No.: 405-253-2444
Toll Free: 888.457.7878

Prepared For:
SPEEDWAY LLC
STORE #9244

20 PROJECT ADDRESS
2912, 2914, and 2932 Juan Tabo Boulevard NE
Bernalillo County
Albuquerque, New Mexico 87112

Project Name:
EPS-Speedway 9244 Albuquerque, NM
CDS Project Number:
20-03-0662